016.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	918,200 / 918,200
					USE VALUE:	918,200 / 918,200
					ASSESSED:	918,200 / 918,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		LITTLEJOHN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EGRI PAUL JOHN III
Owner 2:	EGRI FLORENCE OKENY
Owner 3:	
Street 1:	5 LITTLEJOHN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FRIEDMAN MICHAEL -
Owner 2:	FRIEDMAN LINDA SHULING -
Street 1:	5 LITTLEJOHN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,456 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Clapboard Exterior and 2031 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5456.000	451,300		466,900	918,200
Total Card	0.125	451,300		466,900	918,200
Total Parcel	0.125	451,300		466,900	918,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.09 | /Parcel: 452.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 11445
GIS Ref:
GIS Ref:
Insp Date: 10/05/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 016.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	451,300	0	5,456.	466,900	918,200	918,200	Year End Roll	12/18/2019
2019	101	FV	336,400	0	5,456.	496,100	832,500	832,500	Year End Roll	1/3/2019
2018	101	FV	425,900	0	5,456.	361,900	787,800	787,800	Year End Roll	12/20/2017
2017	101	FV	425,900	0	5,456.	315,200	741,100	741,100	Year End Roll	1/3/2017
2016	101	FV	425,900	0	5,456.	268,500	694,400	694,400	Year End	1/4/2016
2015	101	FV	416,900	0	5,456.	262,700	679,600	679,600	Year End Roll	12/11/2014
2014	101	FV	416,900	0	5,456.	216,000	632,900	632,900	Year End Roll	12/16/2013
2013	101	FV	416,900	0	5,456.	205,500	622,400	622,400		12/13/2012

!1391!

PRINT

Date	Time
12/10/20	17:00:18

LAST REV

Date	Time
07/16/20	10:07:44
mmcmakin	
1391	

USER DEFINED

Prior Id # 1:	11445
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRIEDMAN MICHAE	74938-139	1	6/22/2020		1,135,000	No	No		
BACHLI ERIC T &	70251-81		11/17/2017		873,000	No	No		
BRADLEY PAIGE L	56358-461		1/26/2011		638,000	No	No		
KENNEDY BRIAN	48009-189		8/18/2006		590,000	No	No		
ARONSON ROSE E	36889-47		10/31/2002	Change>Sale	345,000	No	No		Norman L Aronson dod 11/08/1969
	PR436-788		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2016	2176	Redo Bat	33,320	O				REDO 2 BATHS
9/11/2014	1180	Manual	5,225		9/11/2014			Replace railing se
2/26/2003	179	Addition	50,000	C		G5	GR FY05	Demo gar, new gar
10/31/2002	917	Demoliti	1,500					DEMOLISH INFERIOR

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
10/5/2017	Meas/Inspect	DGM	D Mann
6/1/2012	Measured	JBS	JOHN S
2/24/2009	Meas/Inspect	189	PATRIOT
9/4/2008	External Ins	BR	B Rossignol
12/7/2006	MLS	MM	Mary M
7/19/2005	Info Fm Plan	BR	B Rossignol
1/14/2003	MLS	MM	Mary M
11/9/2000	Hearing N/C		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5456		Sq. Ft.	Site		0	80.	1.07	1									466,946						466,900	

Total AC/HA: 0.12525 | Total SF/SM: 5456 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 466,946 | Spl Credit | Total: 466,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27093434
Const Adj.:	0.99989998
Adj $ / SQ:	158.851
Other Features:	127713
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	505941
Depreciation:	54642
Depreciated Total:	451300

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	2003
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

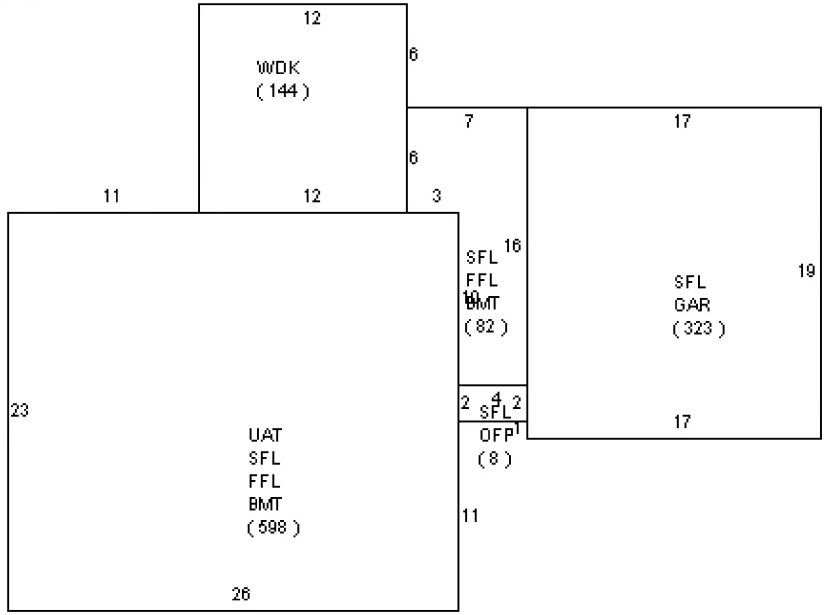
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	174.74
Special Features:	0	Val/Su Net:	150.63
Final Total:	451300	Val/Su SzAd	266.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,011	158.850	160,598
BMT	Basement	680	65.530	44,558
FFL	First Floor	680	158.850	108,019
GAR	Garage	323	22.740	7,344
UAT	Upper Attic	150	63.540	9,499
WDK	Deck	144	12.940	1,864
OFP	Open Porch	8	44.000	352
	Net Sketched Area:	2,996	Total:	332,234
Size Ad	1691	Gross Are	3444	FinArea 2031

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

016.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: